

Don R. Wallick Auctions, Inc.

965 N. Wooster Avenue - Strasburg, Ohio 44680 - www.WallickAuctions.com

Toll Free: 1-866-348-9446 - Tel: 330-878-0075 - Fax: 330-878-7318

Auction

FROM Alban Title 930-243-5977

(WED)AUG 0 2011 10:42/ST, 10:42/No. 7981228822 P 1



ALBAN TITLE

204 2nd St. NE • New Philadelphia, Ohio 44663
Phone: (330) 343-5950 • Fax: (330) 343-5977 • www.albantitle.com

TAX AND LEGAL REPORT

DATE: 8/3/2011

REQUESTED BY: Brooke Wallick @ Wallick Auctions

PROPERTY ADDRESS: 404 Second Street NE, New Philadelphia

PRESENT OWNER: Bear, Laverne L.

VOL: 668

PAGE: 749

TRANSFER: 7/31/1991

PARCEL NO: 43-00312.000

REAL ESTATE TAXES ARE CURRENTLY LISTED ON THE 2010 TAX
DUPLICATE IN THE NAME OF LAVERNE L. BEAR.

PARCEL NO: 43-00312.000

DESC: 2 8 1 .10A

VALUATIONS:

LAND: 3,220
BUILDINGS: 17,400
TOTAL: 20,620
HOMESTEAD:
CAUV:

Special Assessments:

Map No.:

TAXES:

GENERAL TAXES: 666.03
REDUCTION: -231.40
10% ROLLBACK: -43.46
2 1/2 % REDUCTION: -10.63
HOMESTEAD CREDIT: -161.38
TOTAL PER 1/2 YEAR: 219.16
UNPAID REAL:
CURRENT SA: 6.00
ADJUSTMENTS:
PENALTY:
PRIOR DEL R.E:
TOTAL DUE: 225.15

Taxes for the first half year 2010 are PAID.

Taxes for the second half year 2010 are PAID.

BY: Courtney L. Spring

This information, including any log dimensions shown, is derived solely from public records. While the information is usually reliable, it cannot be guaranteed without a full title examination and a current survey to verify its accuracy.

50	49.97	24-21	34.08	\$4.89	50	N 13°08'35" E	CITY OF NEW YORK 43-07245-0
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50	128	3-4-1998	24,28.02,38	50	50	50
LALIBIER MARGARET & SANDRA K DLINGER 43-02196-000 ⊕ 566-477 .14						
50	128	8-5-2004	24,28.02,39	50	50	50
CROFT KATRINA & JAMES 43-01822-000 ⊕ 1161-787 .16						
50	128	7-31-1992	24,28.02,40	50	50	50
BEAR LAVERNE L 43-00312-000 ⊕ 660-749 .10						
50	128	3/17/2004	24,28.02,41.000	50	50	50
KLINGLER BETTY LOU TRUSTEE OF THE KLINGLER FARM REV LIV TR 43-02062-000 ⊕ 1145-2003 0.090						
40	118	6-26-2001	24,28.02,20	40	40	40
HOLMES KENNETH D & DIANE L 43-01818-000 ⊕ 1020-2286 20						
48	118			48	48	48

56

50	17	27.000	50,37	S 75°05'30" E
PIETRO FRANK & ANTONIO				



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 404 2nd St NE New Phila

Buyer(s): _____

Seller(s): Laverne Bear Estate

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by _____, and _____
AGENT(S) BROKERAGE

The seller will be represented by _____, and _____
AGENT(S) BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

- Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the broker and managers will be "dual agents", which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.
- Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents". Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) Wallace Anderson and real estate brokerage Pissocara Mathis Realty will

- be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

BUYER(S) _____ DATE _____

Stephane C. Sigerson Sub. 7/22/11
SELLER/LANDLORD DATE

BUYER(S) _____ DATE _____

SELLER/LANDLORD _____ DATE _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Property Address 404 2nd ST NE NEW PHILA

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):

(i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

(ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the seller (check (i) or (ii) below):

(i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

(ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment (Initial)

(c) Purchaser has received copies of all information listed above.

(d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.

(e) Purchaser has (check (i) or (ii) below):

(i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

(ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment (Initial)

(f) JW Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<u>X</u> <u>Robert C. Sigman</u>	<u>7/22/11</u>	Date	Seller	Date
Purchaser	Date	Purchaser	Date	
<u>John W. Williams</u>	<u>7-22-11</u>	Date	Agent	Date



Auction Conducted By:
Don R. Wallick Auctions, Inc.
Auctioneers: Don R. Wallick
Brennan R. Wallick
Ryan W. Wallick

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